


CPED MULTIFAMILY HOUSING DEPARTMENT Affordable Housing Inventory Project Data Worksheet

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4/13/2007 8:25:57 AM

		Project Status		Project Name: Van Cleve Apts East																																																																							
		Proposed: 8/8/2005		Main Address: 917 13th Ave SE																																																																							
		Approved: <input checked="" type="checkbox"/>		Project Aliases: Van Cleve (Phase I)																																																																							
		Closed:		Additional Addresses:																																																																							
		Complete:		Ward: 2 Neighborhood: Como																																																																							
		Impaction		Housing Production and Affordability																																																																							
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		Occupancy		<table border="1" style="width:100%; border-collapse: collapse; font-size: 0.8em;"> <thead> <tr> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">UNIT COMPOSITION</th> <th>UNIT</th> <th>QTY</th> <th style="writing-mode: vertical-rl; transform: rotate(180deg);">UNIT AFFORDABILITY</th> <th>UNIT</th> <th><30%</th> <th><50%</th> <th><60%</th> <th><80%</th> <th>MKT</th> </tr> </thead> <tbody> <tr> <td></td> <td>0BR</td> <td>0</td> <td></td> <td>0BR</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>1BR</td> <td>8</td> <td></td> <td>1BR</td> <td>8</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>2BR</td> <td>18</td> <td></td> <td>2BR</td> <td>0</td> <td>18</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>3BR</td> <td>9</td> <td></td> <td>3BR</td> <td>0</td> <td>9</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>4+BR</td> <td>0</td> <td></td> <td>4+BR</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td> </tr> <tr> <td></td> <td>TOT</td> <td>35</td> <td></td> <td>TOT</td> <td>8</td> <td>27</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table>		UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT		0BR	0		0BR	0	0	0	0	0		1BR	8		1BR	8	0	0	0	0		2BR	18		2BR	0	18	0	0	0		3BR	9		3BR	0	9	0	0	0		4+BR	0		4+BR	0	0	0	0	0		TOT	35		TOT	8	27	0	0	0
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GENERAL INFORMATION

The Van Cleve Apts East project is part of a three-phase, income-integrated development that will eventually include 236 housing units. This phase consists of a new 35-unit rental apartment building that is being planned by Van Cleve Apartments East LLC, a partnership of Project For Pride in Living and Cabrini House. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals. Later phases will include 50 additional rental units and 151 ownership units.

Partnership: Van Cleve Apartments East LLC

Developer:

Sarah Larson
PPL
1035 E Franklin Ave
Minneapolis, MN 55404-2920
Phone: (612) 455-5220 ext-
Fax: (612) 455-5101
sarah.larson@ppl-inc.org

Owner:

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PPL
1035 E Franklin Ave
Minneapolis, MN 55404-2920
Phone: (612) 455-5206 ext-
Fax: (612) 455-5101
barbara.mccormick@ppl-inc.org

Contact Information:

Consultant:

Contractor:

Architect:

Noah Bly
Urban Works Architecture, LLC
901 North Third St Suite 145
Minneapolis, MN 55401-
Phone: (612) 455-3102 ext-
Fax: (612) 455-3199
nbly@urban-works.com

Property Manager:

PPL
Phone: (612) 874-8512 ext-
Fax:

Support Services:

Cabrini House
Phone: (612) 331-7390 ext-
Fax: (612) 331-4436

CPED Coordinator:

Jerry LePage
CPED
105 5th Ave S Suite 200
Minneapolis, MN 55401
Phone: (612) 673-5240 ext-
Fax: (612) 673-5248
jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

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Fax: (612) 673-5112

CPED Support Coordinator

Scott Ehrenberg
Phone: (612) 673-5067 ext-
Fax: (612) 673-5259


CPED Rehab:

Dalene Lenneman
Phone: (612) 673-5254 ext-
Fax: (612) 673-5207

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

Page 2 of 2
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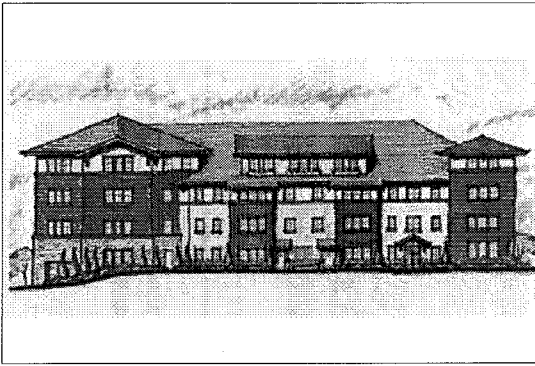
USES AND PERMANENT SOURCES

Project Uses: Land: \$692,543.00 Construction: \$5,044,513.00 Construction Contingency: \$205,000.00 Construction Interest: \$0.00 Relocation: \$0.00 Developer Fee: \$650,000.00 Legal Fees: \$64,000.00 Architect Fees: \$161,000.00 Other Costs: \$220,000.00 Reserves: \$235,000.00 Non-Housing: \$0.00 TDC: \$7,272,056.00 TDC/Unit: \$207,773.00	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th colspan="5">Project Permanent Sources:</th> </tr> <tr> <th>Source / Program</th> <th>Amount</th> <th>%</th> <th>Term</th> <th>Committed</th> </tr> </thead> <tbody> <tr> <td>Wells Fargo 1st Mortgage</td> <td>\$50,372.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Met Council LCDA</td> <td>\$386,893.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>CPED Non Profit Admin</td> <td>\$30,000.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>Hennepin County / Met Council ERF / TBRA</td> <td>\$53,791.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>Green Communities Green Communities</td> <td>\$105,000.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>MHFA</td> <td>\$500,000.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>FHLB FHLB</td> <td>\$250,000.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>Hennepin County AHIF</td> <td>\$270,000.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>CPED AHTF (HOME)</td> <td>\$412,000.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>City of Minneapolis TIF (pay-go)</td> <td>\$415,000.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>City of Minneapolis Pooled TIF Bond Proceeds</td> <td>\$400,000.00</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Syndication Proceeds</td> <td>\$4,399,000.00</td> <td></td> <td></td> <td>10/1/2006</td> </tr> <tr> <td>50 CPED LIHTC - \$488,828 (2006)</td> <td></td> <td></td> <td></td> <td>10/7/2005</td> </tr> <tr> <td>TDC:</td> <td>\$7,272,056.00</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Project Permanent Sources:					Source / Program	Amount	%	Term	Committed	Wells Fargo 1st Mortgage	\$50,372.00				Met Council LCDA	\$386,893.00				CPED Non Profit Admin	\$30,000.00			10/1/2006	Hennepin County / Met Council ERF / TBRA	\$53,791.00			10/1/2006	Green Communities Green Communities	\$105,000.00			10/1/2006	MHFA	\$500,000.00			10/1/2006	FHLB FHLB	\$250,000.00			10/1/2006	Hennepin County AHIF	\$270,000.00			10/1/2006	CPED AHTF (HOME)	\$412,000.00			10/1/2006	City of Minneapolis TIF (pay-go)	\$415,000.00				City of Minneapolis Pooled TIF Bond Proceeds	\$400,000.00				Syndication Proceeds	\$4,399,000.00			10/1/2006	50 CPED LIHTC - \$488,828 (2006)				10/7/2005	TDC:	\$7,272,056.00			
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TDC:	\$7,272,056.00																																																																																

Financing Notes:
 LIHTC request of \$488,828 2006 allocation approved by City on October 7, 2005 from its 2006 allocation.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

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Project Status
 Proposed: 7/27/2006
 Approved: ☒
 Closed: ☐
 Complete: ☐

Impaction
☒ Non-Impacted
☐ Impacted

Occupancy
☒ Rental
☐ Ownership

Project Name: Van Cleve Apts West
 Main Address: 917 13th Ave SE
 Project Aliases: Van Cleve (Phase II)
 Additional Addresses:
 Ward: 2 Neighborhood: Como

Project Activity
☒ New Construction
☐ Rehabilitation
☐ Stabilization
☐ Preservation
 Year Built: _____

Development
☒ Apartment/Condo
☐ Townhome
☐ Coop
☐ Shelter
☐ Transitional
☐ Scattered Site/Other

Household
☒ General
☐ Family w/Children
☐ Senior
☐ Single
☐ Special Needs
☐ Homeless

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	0
	1BR	12		1BR	12	0	0	0	0	0
	2BR	25		2BR	0	25	0	0	0	0
	3BR	13		3BR	0	13	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0	0
	TOT	50		TOT	12	38	0	0	0	0
Shelter Units:				+ Conversion Units:						
Section 8:										

GENERAL INFORMATION

The Van Cleve Apts West project is part of a three-phase, income-integrated development that will eventually include 236 housing units. This project consists of a new 50-unit rental apartment building that is being planned by Van Cleve Apartments West LLC, a partnership of Project For Pride in Living and Cabrini House. Of these 50 units, 12 units will be affordable @ 30% AMI with supportive services for chronically homeless single adults. The Van Cleve Apts West development will also include "green-sustainable" elements. Cabrini House has been providing supportive services in the University area to homeless and disabled individuals.

Van Cleve Apts East (Phase I) is a 35-unit project, which is the first rental building being developed by the PPL-Cabrini partnership.

Phase III will consist of 151 ownership townhomes and condo apartments, including some units in historic grain elevator structure which will be converted to housing.

Partnership: Van Cleve Apartments West LLC

Contact Information:

Developer:

Owner:

Consultant:

Barbara McCormick
 PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 455-5206 ext
 Fax: (612) 455-5101
 barbara.mccormick@ppl-inc.org

Contractor:

Architect:

Property Manager:

Bart Nelson
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3105 ext-
 Fax: (612) 455-3199
 bnelson@urban-works.com

PPL
 Phone: (612) 874-8511 ext-
 Fax: (612) 874-6444

Support Services:

Cabrini House
 Phone: (612) 331-7390 ext-
 Fax: (612) 331-4436

CPED Coordinator:

CPED Legal:

CPED Rehab:

Jerry LePage
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
 Fax: (612) 673-5248
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Shelley Roe
 Phone: (612) 673-5086 ext-
 Fax: (612) 673-5112

Dalene Lenneman
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Scott Ehrenberg
 Phone: (612) 673-5067 ext-
 Fax: (612) 673-5259

MPLS Affirmative Action

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Affordable Housing Inventory Project Data Worksheet

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Project Status	
Proposed:	7/27/2006
Approved:	<input checked="" type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input checked="" type="radio"/> Rental	
<input type="radio"/> Ownership	

Project Name:	Van Cleve Apts West
Main Address:	917 13th Ave SE
Project Aliases:	Van Cleve (Phase II)
Additional Addresses:	
Ward:	2
Neighborhood:	Como

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
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	3BR	13		3BR	0	13	0	0	0	0
	4+BR	0		4+BR	0	0	0	0	0	0
	TOT	50		TOT	12	38	0	0	0	0
Shelter Units:				+ Conversion Units:						
Section 8:										

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$488,837.00
Construction:	\$8,518,469.00
Construction Contingency:	\$365,000.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$940,000.00
Legal Fees:	\$90,000.00
Architect Fees:	\$236,000.00
Other Costs:	\$636,500.00
Reserves:	\$281,500.00
Non-Housing:	\$0.00
TDC:	\$11,556,306.00
TDC/Unit:	\$231,126.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
Met Council LCDA	\$485,722.00			
City of Minneapolis Pooled TIF Bond Proceeds	\$45,650.00			
City of Minneapolis TIF (pay-go)	\$595,000.00			
Hennepin County / Met Council ERF / TBRA	\$67,205.00			11/1/2006
Wells Fargo 1st Mortgage	\$306,832.00			
CPED Non Profit Admin	\$30,000.00			11/1/2006
CPED AHTF (HOME)	\$670,000.00			12/22/2006
Hennepin County AHIF	\$500,000.00			
FHLB FHLB	\$200,000.00			
MHFA	\$650,000.00			
	\$25,000.00			
Other Private				
	\$7,980,897.00			
Syndication Proceeds				
50 CPED LIHTC - \$ 68,680 (2007)				9/12/2006
TDC:	\$11,556,306.00			

Financing Notes:	

CPED MULTIFAMILY HOUSING DEPARTMENT
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Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input type="radio"/> Rental	
<input checked="" type="radio"/> Ownership	

Project Name:	Van Cleve - Habitat for Humanity
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	
Ward: 2	Neighborhood: Como

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<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
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<input type="checkbox"/> Homeless	

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UNIT COMPOSITION			UNIT AFFORDABILITY							
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1BR	0		1BR	0	0	0	0	0		
2BR	0		2BR	0	0	0	0	0		
3BR	5		3BR	0	5	0	0	0		
4+BR	0		4+BR	0	0	0	0	0		
TOT	5		TOT	0	5	0	0	0		

Shelter Units: + Conversion Units:

Section 8:

GENERAL INFORMATION

The Van Cleve Habitat for Humanity townhomes is part of three-phased, income-integrated project which will eventually include 236 housing units that is being developed by PPL as the master developer. This component of the project consists of the construction of 5 ownership townhomes by Habitat for Humanity.

Partnership:

Developer:

Susan Haigh
 Habitat for Humanity
 3001 4th St SE
 Minneapolis, MN 55414-3301
 Phone: (612) 331-4090 ext x-604
 Fax: (612) 331-1540
 susan.haigh@tchabitat.org

Owner:

Contact Information:

Consultant:

Contractor:

Architect:

Property Manager:

Support Services:

CPED Coordinator:

Jerry LePage
 CPED
 105 5th Ave S Suite 200
 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
 Fax: (612) 673-5248
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

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 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

Dalene Lenneman
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 Fax: (612) 673-5207

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

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Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input type="radio"/> Rental	
<input checked="" type="radio"/> Ownership	

Project Name:	Van Cleve - Habitat for Humanity
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	
Ward:	2
Neighborhood:	Como

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	5		3BR	0	5	0	0	0
	4+BR	0		4+BR	0	0	0	0	0
	TOT	5		TOT	0	5	0	0	0
	Shelter Units: <input type="text"/>			+ Conversion Units: <input type="text"/>					
	Section 8: <input type="text"/>								

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$294,900.00
Construction:	\$0.00
Construction Contingency:	\$0.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$11,000.00
Legal Fees:	\$1,500.00
Architect Fees:	\$30,000.00
Other Costs:	\$24,000.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$361,400.00
TDC/Unit:	\$72,280.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
City of Minneapolis TIF	\$153,793.00			
Met Council LCDA	\$10,267.00			
	\$175,000.00			
<i>Developer Equity</i>				
Hennepin County / Met Council ERF / TBRA	\$22,340.00			
TDC:	\$361,400.00			

Financing Notes:

The project costs only include PPL's site assembly and site preparation costs related to Habitat's portion of the overall Van Cleve site. Habitat's cost of constructing the 5 townhomes is not included.

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

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Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input type="radio"/> Rental	
<input checked="" type="radio"/> Ownership	

Project Name:	Van Cleve - PPL Townhomes
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	

Ward:	2	Neighborhood:	Como
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Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability										
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT	
	0BR	0		0BR	0	0	0	0	0	
	1BR	0		1BR	0	0	0	0	0	
	2BR	0		2BR	0	0	0	0	0	
	3BR	7		3BR	0	0	0	4	3	
UNIT COMPOSITION	4+BR	0	UNIT AFFORDABILITY	4+BR	0	0	0	0	0	
	TOT	7		TOT	0	0	0	4	3	

Shelter Units:		+ Conversion Units:	
Section 8:			

GENERAL INFORMATION

The PPL ownership townhomes is part of the three-phased, income-integrated project which will eventually include 236 housing units. This component of the project consists of 7 ownership townhomes that will be constructed by PPL.

Partnership:

Developer:

PPL
 1035 E Franklin Ave
 Minneapolis, MN 55404-2920
 Phone: (612) 874-8512 ext
 Fax:

Owner:

Contact Information:

Consultant:

Contractor:

Architect:

Noah Bly
 Urban Works Architecture, LLC
 901 North Third St Suite 145
 Minneapolis, MN 55401-
 Phone: (612) 455-3102 ext-
 Fax: (612) 455-3199
 nbly@urban-works.com

Property Manager:

Support Services:

CPED Coordinator:

Jerry LePage
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 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

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CPED Support Coordinator

CPED Rehab:

Dalene Lenneman
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MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

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Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input type="radio"/> Rental	
<input checked="" type="radio"/> Ownership	

Project Name:	Van Cleve - PPL Townhomes
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	
Ward: 2	Neighborhood: Como

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input type="radio"/> Apartment/Condo	
<input checked="" type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability

UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	0		0BR	0	0	0	0	0
	1BR	0		1BR	0	0	0	0	0
	2BR	0		2BR	0	0	0	0	0
	3BR	7		3BR	0	0	0	4	3
	4+BR	0		4+BR	0	0	0	0	0
	TOT	7		TOT	0	0	0	4	3

Shelter Units:

+ Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

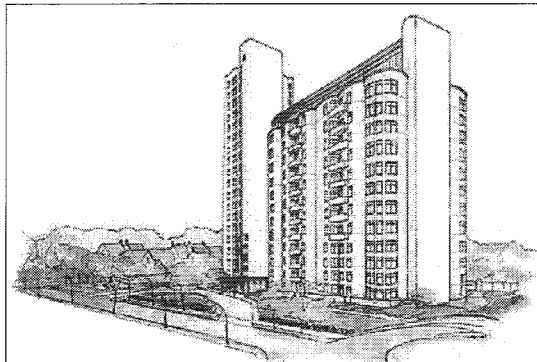
Project Uses:	
Land:	\$268,972.00
Construction:	\$1,295,000.00
Construction Contingency:	\$53,986.00
Construction Interest:	\$66,741.00
Relocation:	\$0.00
Developer Fee:	\$185,000.00
Legal Fees:	\$2,500.00
Architect Fees:	\$166,000.00
Other Costs:	\$216,170.00
Reserves:	\$30,789.00
Non-Housing:	\$0.00
TDC:	\$2,285,158.00
TDC/Unit:	\$326,451.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
City of Minneapolis TIF	\$316,412.00			
Met Council LCDA	\$107,019.00			
Hennepin County / Met Council ERF / TBRA	\$20,541.00			
	\$1,841,186.00			
Sales Proceeds				
TDC:	\$2,285,158.00			

Financing Notes:

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

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Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impactation	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input type="radio"/> Rental	
<input checked="" type="radio"/> Ownership	

Project Name:	Van Cleve - Laux Ownership
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	
Ward:	2
Neighborhood:	Como

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	21		0BR	0	0	0	0	21
	1BR	87		1BR	0	0	0	0	87
	2BR	27		2BR	0	0	0	0	27
	3BR	4		3BR	0	0	0	0	4
	4+BR	0		4+BR	0	0	0	0	0
	TOT	139		TOT	0	0	0	0	139
Shelter Units:				+ Conversion Units:					
Section 8:									

GENERAL INFORMATION

The Van Cleve Laux Ownership development is part of the three-phased, income-integrated project which will eventually include 236 housing units that is being developed by PPL as the master developer. This component consists of 139 market rate units that will be located in the preserved headhouse and 1936 storage elevator structures and is being developed by Jeffrey Laux.

Partnership: Van Cleve Partners LLC

Developer:

Jeff Laux

1300 Nicollet Mall Suite 600
 Minneapolis, MN 55403-
 Phone: (612) 455-6848 ext
 Fax:
 jwlsr@aol.com

Contractor:

Owner:

Architect:

Contact Information:

Consultant:

Property Manager:

Support Services:

CPED Coordinator:

Jerry LePage
 CPED
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 Minneapolis, MN 55401
 Phone: (612) 673-5240 ext-
 Fax: (612) 673-5248
 jerry.lepage@ci.minneapolis.mn.us

CPED Legal:

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 Fax: (612) 673-5112

CPED Support Coordinator

CPED Rehab:

Dalene Lenneman
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 Fax: (612) 673-5207

MPLS Affirmative Action

CPED MULTIFAMILY HOUSING DEPARTMENT
Affordable Housing Inventory Project Data Worksheet

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Project Status	
Proposed:	4/1/2007
Approved:	<input type="checkbox"/>
Closed:	
Complete:	

Impaction	
<input checked="" type="radio"/> Non-Impacted	
<input type="radio"/> Impacted	

Occupancy	
<input type="radio"/> Rental	
<input checked="" type="radio"/> Ownership	

Project Name:	Van Cleve - Laux Ownership
Main Address:	917 13th Ave SE
Project Aliases:	
Additional Addresses:	
Ward: 2	Neighborhood: Como

Project Activity	
<input checked="" type="checkbox"/> New Construction	
<input type="checkbox"/> Rehabilitation	
<input type="checkbox"/> Stabilization	
<input type="checkbox"/> Preservation	
Year Built:	

Development	
<input checked="" type="radio"/> Apartment/Condo	
<input type="radio"/> Townhome	
<input type="radio"/> Coop	
<input type="radio"/> Shelter	
<input type="radio"/> Transitional	
<input type="radio"/> Scattered Site/Other	

Household	
<input checked="" type="checkbox"/> General	
<input type="checkbox"/> Family w/Children	
<input type="checkbox"/> Senior	
<input type="checkbox"/> Single	
<input type="checkbox"/> Special Needs	
<input type="checkbox"/> Homeless	

Housing Production and Affordability									
UNIT COMPOSITION	UNIT	QTY	UNIT AFFORDABILITY	UNIT	<30%	<50%	<60%	<80%	MKT
	0BR	21		0BR	0	0	0	0	21
	1BR	87		1BR	0	0	0	0	87
	2BR	27		2BR	0	0	0	0	27
	3BR	4		3BR	0	0	0	0	4
	4+BR	0		4+BR	0	0	0	0	0
	TOT	139		TOT	0	0	0	0	139

Shelter Units:

+ Conversion Units:

Section 8:

USES AND PERMANENT SOURCES

Project Uses:	
Land:	\$4,417,518.00
Construction:	\$27,287,500.00
Construction Contingency:	\$272,872.00
Construction Interest:	\$0.00
Relocation:	\$0.00
Developer Fee:	\$400,000.00
Legal Fees:	\$49,000.00
Architect Fees:	\$60,000.00
Other Costs:	\$6,239,021.00
Reserves:	\$0.00
Non-Housing:	\$0.00
TDC:	\$38,725,911.00
TDC/Unit:	\$278,604.00

Project Permanent Sources:				
Source / Program	Amount	%	Term	Committed
	\$2,867,500.00			
<i>Equity Contribution</i>				
City of Minneapolis TIF Revenue Bonds	\$2,055,145.00			
Met Council LCDA	\$344,622.00			
Hennepin County / Met Council ERF / TBRA	\$91,123.00			
	\$33,367,521.00			
<i>Sales Proceeds</i>				
TDC:	\$38,725,911.00			

Financing Notes: